

City Clerk File No. Ord. 19-009

Agenda No. 3-A 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 19-009

TITLE: **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING AMENDMENTS TO THE COLGATE REDEVELOPMENT PLAN
REGARDING RESEARCH/TESTING LABORATORIES AND PERMITTED USES**

WHEREAS, the Municipal Council of the City of Jersey City adopted the Jersey Avenue Light Rail Redevelopment Plan in 1989, and most recently amended the plan on May 13, 2015; and

WHEREAS, the Planning Board of Jersey City, at its meeting of January 15, 2019, reviewed and recommended adoption of the amendments attached herein; and

WHEREAS, the amendments proposed herein adds Research/Testing Laboratories as permitted principal use in the Mixed Use District of the plan; and

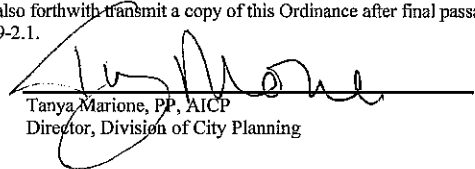
WHEREAS, the Research/Testing Laboratories Use is compatible with Offices Uses and will diversify business and employment opportunities in Downtown's office market; and

WHEREAS, the Planning Board recommended to the Municipal Council that the proposed amendments to the Colgate Redevelopment Plan be adopted; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the proposed amendments to the Colgate Redevelopment Plan, attached hereto, as recommended by the Jersey City Planning Board on January 15, 2019, be, and hereby is, adopted.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.


Tanya Marione, PP, AICP
Director, Division of City Planning

APPROVED AS TO LEGAL FORM

APPROVED: 

Corporation Counsel

APPROVED: _____

Business Administrator

Certification Required ☐

Not Required ☐

ORDINANCE FACT SHEET

This summary sheet is to be attached to the front of any Ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the Ordinance.

Full Title of Ordinance

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE COLGATE REDEVELOPMENT PLAN REGARDING RESEARCH/TESTING LABORATORIES AND PERMITTED USES

Initiator

Department/Division	HEDC	City Planning	
Name/Title	Tanya Marione, PP, AICP	Director	
	Matt Ward, PP, AICP <i>MW</i>	Principal Planner	
Phone/email	201-547-5010	tanyam@jcny.org / mward@jcny.org	

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

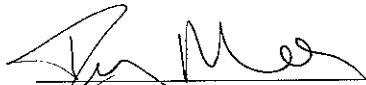
Ordinance Purpose

Please be advised that on January 15, 2019, at the Regular Meeting of the Planning Board of the City of Jersey City the Board reviewed and commented on the proposed ordinance listed above. The purpose of the amendments to the Ordinance is to list and define Research/Testing Laboratory as a permitted principal use in the Mixed Use District of the Colgate Redevelopment Plan

At their meeting, the Planning Board discussed, were provided the opportunity to ask questions and reviewed the amendment and its conformance to the Master Plan. Many members of the public came out in support. After public comments, the Board voted unanimously to recommend to the Council that this ordinance amending the Colgate Redevelopment Plan be adopted.

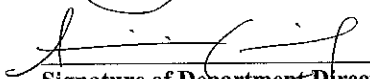
No other changes. A NW Financial report was deemed unnecessary.

I certify that all the facts presented herein are accurate.



Signature of Division Director

1/18/19
Date



Signature of Department Director

1.19.19
Date

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY
CITY ADOPTING AMENDMENTS TO THE COLGATE REDEVELOPMENT
PLAN REGARDING RESEARCH/TESTING LABORATORIES AND
PERMITTED USES**

The purpose of the amendments to the Ordinance is to list and define Research/Testing Laboratory as a permitted principal use in the Mixed Use District of the Colgate Redevelopment Plan. The Research/Testing Laboratories Use is compatible with Offices Uses and will diversify business and employment opportunities in Downtown's office market. The proposed amendments further the goals and objectives of the redevelopment plan.

Proposed Amendments to the Colgate Redevelopment Plan Mixed Use District

December 12, 2018

Text to be deleted is indicated as a strikethrough.

Text to be added is indicated as ***Bold Italic***.

A yellow highlight has been added to proposed changes for ease of identification.

Sections which are not to be altered or amended are noted as **NO CHANGE**.

INTRODUCTION

NO CHANGE

I. REDEVELOPMENT PLAN MAPS AND FIGURES

NO CHANGE

II. REDEVELOPMENT PLAN OBJECTIVES

NO CHANGE

III. TYPES OF PROPOSED REDEVELOPMENT ACTIONS

NO CHANGE

IV. SUBMISSION OF MASTER PLAN

NO CHANGE

V. URBAN DESIGN OBJECTIVES AND GUIDELINES

NO CHANGE

VI. TRAFFIC CIRCULATION OBJECTIVES AND GUIDELINES

NO CHANGE

VII. PARKING AND LOADING OBJECTIVES AND GUIDELINES

NO CHANGE

VIII. MAXIMUM OFF-STREET PARKING REQUIREMENTS

NO CHANGE

IX. INTERIM USES

NO CHANGE

X. GENERAL PROVISIONS

NO CHANGE

XI. SPECIFIC LAND USE PROVISIONS

Land Use Map

No Change

A. Mixed Use District

The following block and lots shall comprise the Mixed-Use District.

Block	Lot
14502	12 & 13
14504	1 (comprising the entire block).
14505	1 (comprising the entire block).
14506	1 (comprising the entire block).
14507	1 (comprising the entire block)
14303	2

This district is intended to provide for a range of intensive development activities at locations suited to high-rise structures. Buildings are encouraged to reinforce streetwall design and develop active ground floor uses. Design standards are provided to encourage transitional elements harmonious with residential areas to the west.

1. Principal Permitted Uses

- a. Office
- b. Residential
- c. Retail
- d. Hotels and/or Conference Centers
- e. Restaurants, Banquet Facilities, Bars and Night Clubs
- f. Health Clubs, Recreation Facilities
- g. Theaters/Museums
- h. Day Care Facilities
- i. Public/Quasi Public
- j. Parks/Open Space
- k. Mass Transit Facilities, Roadways, Water Transit Facilities
- l. Appropriate mixed use of any of the above

- m. Atrium space only when it includes public access, restaurant and perimeter retail space.
- n. Retail Brokerage and Financial only on the ground floor, limited to a maximum GFA of 6,000 sq. ft., and maintaining at least 75% of glass along its street frontage. There shall be no parallel partitions adjacent to windows.
- o. ***Research/Testing Laboratory to be defined as a facility, diagnostic laboratory, or other experimental testing or research establishment, usually accessory to or in conjunction with office or education uses, in which scientific or developmental research is performed, but which does not include mass production or mass manufacturing of goods and commodities for commercial sale or transport. Examples include contract research, medical device research and innovation, quality control testing laboratories, clinical development and trials for medical products and light manufacturing which involves processing, assembly or packaging of material, but does not involve the basic refinement of bulk raw material. Research/Testing Laboratory shall not include medical facilities which require the disposal of medical waste.***

2. Accessory Uses

NO CHANGE

3. Maximum Height

NO CHANGE

4. Area, Yard and Bulk Requirements

NO CHANGE

5. Building Design Guidelines

NO CHANGE

6. Open Space Improvements

NO CHANGE

B. Esplanade District

NO CHANGE

C. Waterfront Recreation District

NO CHANGE

D. Greene Street Residential District

NO CHANGE

E. Canal Basin District

XII. SIGNAGE

NO CHANGE

XIII. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

NO CHANGE

XIV. PROCEDURE FOR CHANGES IN APPROVED PLAN

NO CHANGE

MAPS AND FIGURES

NO CHANGE

City Clerk File No. Ord. 19-010
Agenda No. 3.B 1st Reading
Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 19-010

TITLE: **ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY
ADOPTING AMENDMENTS TO THE JERSEY AVENUE LIGHT RAIL
REDEVELOPMENT PLAN TO IMPLEMENT THE SAINT LUCY OVERLAY BONUS**

WHEREAS, the Municipal Council of the City of Jersey City adopted the Jersey Avenue Light Rail Redevelopment Plan in 2007, and most recently amended the plan on May 13, 2015; and

WHEREAS, the Planning Board of Jersey City, at its meeting of January 15, 2019, reviewed and recommended adoption of the amendments attached herein; and

WHEREAS, the amendments proposed herein implement the Saint Lucy Overlay Bonus in the Neighborhood District of the plan; and

WHEREAS, the amendments proposed herein permit the creation of numerous community benefits including provisions for a homeless shelter, transitional housing, supportive housing, counseling and other administrative services, as well as affordable housing; and

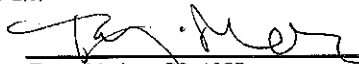
WHEREAS, the amendments proposed herein make provisions for the retention of character defining features of the Saint Lucy's Roman Catholic complex thereby preserving historic fabric for the enjoyment of residents for generations to come; and

WHEREAS, the Planning Board recommended to the Municipal Council that the proposed amendments to the Jersey Avenue Light Rail Redevelopment Plan be adopted; and

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that the proposed amendments to the Jersey Avenue Light Rail Redevelopment Plan, attached hereto, as recommended by the Jersey City Planning Board on January 15, 2019, be, and hereby is, adopted.

BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.


Tanya Marione, PP, AICP
Director, Division of City Planning

APPROVED AS TO LEGAL FORM

APPROVED: 

APPROVED: _____

Corporation Council

Business Administrator

Certification Required ☐
Not Required ☐

ORDINANCE FACT SHEET

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Full Title of Ordinance

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE JERSEY AVENUE LIGHT RAIL REDEVELOPMENT PLAN TO IMPLEMENT THE SAINT LUCY OVERLAY BONUS

Initiator

Department/Division	HEDC	City Planning	
Name/Title	Tanya Marione, PP, AICP	Director	
	Matt Ward, PP, AICP <i>mw</i>	Principal Planner	
Phone/email	201-547-5010	tanyam@jcnj.org / mward@jcnj.org	

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

Please be advised that on January 15, 2019, at the Regular Meeting of the Planning Board of the City of Jersey City the Board reviewed and commented on the proposed ordinance listed above. The purpose of the amendments to the Ordinance is to implement the Saint Lucy Overlay Bonus in the Neighborhood District of the plan. This Overlay Bonus permits the creation of numerous community benefits including: (1) a homeless shelter for both men and women that will include a minimum of 150 permanent beds, at least 5 units of transitional housing as defined by the State for families, at least 15 units of supportive housing as defined by the State; and, administrative offices, facilities to provide counseling services, social services and/or other supporting services for the client; (2) Redevelopment of the Saint Lucy's Roman Catholic Complex must retain and incorporate portions of the character defining exterior features of the facades; (3) a minimum of 12 units or 3% of total units, whichever is greater, on the Saint Lucy Parcel shall be maintained and deed-restricted as affordable housing. Also, there is proposed increase to the fee for amending the redevelopment plan.

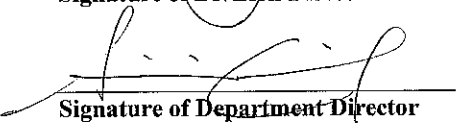
At their meeting, the Planning Board discussed, were provided the opportunity to ask questions and reviewed the amendment and its conformance to the Master Plan. Many members of the public came out in support. After public comments, the Board voted unanimously to recommend to the Council that this ordinance amending the Jersey Avenue Light Rail Redevelopment Plan be adopted.

NW Financial presentation is included for the consideration of the Council.

I certify that all the facts presented herein are accurate.


Signature of Division Director


Date


Signature of Department Director


Date

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY
CITY ADOPTING AMENDMENTS TO THE JERSEY AVENUE LIGHT RAIL
REDEVELOPMENT PLAN TO IMPLEMENT THE SAINT LUCY OVERLAY
BONUS**

The purpose of the amendments to the Ordinance is to implement the Saint Lucy Overlay Bonus in the Neighborhood District of the plan. This Overlay Bonus permits the creation of numerous community benefits including: **(1)** a homeless shelter for both men and women that will include a minimum of 150 permanent beds, at least 5 units of transitional housing as defined by the State for families, at least 15 units of supportive housing as defined by the State, and, administrative offices, facilities to provide counseling services, social services and/or other supporting services for the client; **(2)** Redevelopment of the Saint Lucy Roman Catholic Complex must retain and incorporate portions of the character defining exterior features of the facades; and, **(3)** a minimum of 12 units or 3% of total units, whichever is greater, on the Saint Lucy Parcel shall be maintained and deed-restricted as affordable housing. Also, there is proposed increase to the fee for amending the redevelopment plan.

PROPOSED AMENDMENTS
JERSEY AVENUE LIGHT RAIL REDEVELOPMENT PLAN
SAINT LUCY OVERLAY BONUS

As recommended by Planning Board 01/15/2019

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Text to be added is shown in bold italics like ***this***

X. SPECIFIC LAND USE PROVISIONS

C. Neighborhood District

5. Saint Lucy Overlay Bonus – (Blocks 7102 and 7103)

- a. *The Saint Lucy Overlay Bonus shall encompass real property fronting on Grove Street between 15th Street and 16th Street known on the Jersey City Tax Map as Block 7102 Lot 7 and Block 7103 Lots 12 to 17.*
- b. *Developers are eligible for the Saint Lucy Overlay Bonus subject to designation by the Jersey City Redevelopment Agency (“JCRA”) and compliance with the provisions of the Saint Lucy Overlay Bonus. Designated Redevelopers are required to fulfill certain community benefits and performance standards for the successful implementation of the objectives of the Redevelopment Plan. These community benefits and performance standards shall be memorialized in a Redevelopment Agreement, which shall be fully executed and recorded as a condition of site plan approval. Nothing herein shall be construed to deprive or dispossess the JCRA of the discretionary exercise of its redevelopment powers enumerated in N.J.S.A. 40A:12A-1 et seq. and including the designation of a redeveloper under the Act.*
- c. *If any of the following apply, a development shall be subject to the provisions of the Neighborhood District and will not be eligible for the Saint Lucy Overlay Bonus:*
 - i. *The development conducted is not subject to a Redevelopment Agreement with the JCRA.*
 - ii. *The development conducted does not fulfill the specified community benefits/performance standards of this bonus.*
 - iii. *The development conducted does not meet or exceed the qualifying criteria of this bonus.*
- d. *The provisions of the Saint Lucy Overlay Bonus shall only apply to a Designated Redeveloper that can meet or exceed the qualifying criteria and fulfill the required community benefits/performance standards, which are specified below.*
 - i. *The redevelopment parcel located on Block 7102 Lot 7 (the “Saint Lucy Parcel”) shall have at least 200 feet of frontage on Grove Street, and consist of at least 35,000 square feet in area.*
 - ii. *The redevelopment parcel located on Block 7103 Lots 12 to 17 (the “Public Benefit Parcel”) shall have at least 150 feet of frontage on Grove Street, and consist of at least 15,000 square feet in area.*
 - iii. *Additional lots, on blocks 7102 and 7103, which are contiguous to the required lots may be acquired to expand the lot area of a redevelopment project developed in accordance with the requirements of this bonus.*
 - iv. *Both Redevelopment Parcels shall be included as part of a single development*

application.

- v. *The Public Benefit Parcel must be redeveloped to include:*
 - (a) a homeless shelter for both men and women that will include a minimum of 150 permanent beds;*
 - (b) at least 5 units of transitional housing as defined by the State for families;*
 - (c) at least 15 units of supportive housing as defined by the State; and,*
 - (d) administrative offices, facilities to provide counseling services, social services and/or other supporting services for the client population.*
- vi. *The homeless shelter shall be owned and operated by a nonprofit organization with proven expertise in providing housing and services to the homeless population.*
- vii. *The homeless shelter shall be completed with an approved certificate of occupancy and operating before homeless shelter services at the existing facility on Block 7102 can cease.*
- viii. *Redevelopment of the Saint Lucy Parcel must retain and incorporate portions of the character defining exterior features of the facades, such as, but not limited to, the bell tower, entryways, pinnacles and other significant historic fabric of the Saint Lucy's Roman Catholic Complex into any new building constructed on the site.*
- ix. *All development applications for the Saint Lucy Parcel shall be referred to the Historic Preservation Commission for review.*
- x. *The redeveloper of the Saint Lucy Parcel shall retain a historic preservation professional who meets the Professional Standards Qualifications under the category of Historic Architecture or Architectural History in the Secretary of the Interior's Standards and Guidelines, Code of Federal Regulations, 36 CFR Part 61. to review any proposed development.*
- xi. *The means and methods as well as the extent of the Saint Lucy's Roman Catholic Complex to be retained and incorporated into a new building on the Saint Lucy Parcel shall be determined in consultation with the Historic Preservation Commission as part of a Certificate of Appropriateness. Upon review a recommendation shall be made to the Planning Board for consideration.*
- xii. *Affordable Housing Requirements.*
 - (a) In addition to the required homeless shelter with 5 units of transitional housing and 15 units of supportive housing; a minimum of 12 units or 3% of total units, whichever is greater, on the Saint Lucy Parcel shall be maintained and deed-restricted as affordable to households at or below 80% of the Area Median Income for Hudson County, as promulgated and published annually by the U.S. Department of Housing and Urban Development.*
 - (b) The affordable housing provided onsite shall be compliant with City ordinance Chapter 188 governing the development of affordable housing. An affordable housing agreement shall be signed by the redeveloper, City's Business Administrator, and City's Corporation Counsel incorporating the affordable housing requirements listed herein.*
 - (c) The redeveloper of the Saint Lucy Parcel shall execute a contract with a 3rd party to audit and prepare annual reports regarding compliance with the City Ordinances governing the development of affordable housing. Those reports shall be delivered to a designated agent of the*

City as detailed in said developer's agreement above. The designated agent of the City may be updated by the City upon written notice.

e. Principal Permitted Uses

- i. All principal permitted uses in the Neighborhood District of this Redevelopment Plan.*
- ii. Transitional housing.*
- iii. Supportive Housing.*
- iv. Transient housing for the homeless population.*

f. Accessory Permitted Uses

- i. All accessory permitted uses in the Neighborhood District of this Redevelopment Plan.*
- ii. Uses customarily associated with, subordinate and incidental to a permitted principal use and which is located on the same lot therewith.*
- iii. Off-site parking is permitted for the Public Benefit Parcel and may be provided on the St. Lucy's Parcel.*

g. Permitted Intensity of Development:

- i. Saint Lucy Parcel – not more than 450 residential dwelling units shall be constructed on the Saint Lucy Parcel.*
- ii. Public Benefit Parcel – the Public Benefit Parcel shall contain a minimum of 150 permanent beds as part of a homeless shelter, a minimum of 5 units of transitional housing for families and a minimum of 15 units of supportive housing.*

h. Area, Yard and Bulk Requirements – Saint Lucy Parcel

i. Maximum Height:

- (a) All buildings shall have a base, which shall not exceed sixty (60) feet from grade inclusive of all parking levels.*
- (b) Buildings may also have a tower above the base. The maximum height of the tower, inclusive of the base, shall not exceed two-hundred and fifty (250) feet.*
- (c) Maximum stories: twenty-three (23) stories.*

ii. Minimum Lot Area: Thirty-five thousand (35,000) square feet.

iii. Maximum Building Coverage:

- (a) Maximum building coverage permitted for the base of the building: 85% of the lot area.*
- (b) Maximum building coverage permitted for the tower of the building: 67% of the lot area.*

iv. Minimum Street Frontage Setbacks:

- (a) All new construction must be setback the distance necessary to achieve a 15-foot wide sidewalk.*
- (b) Minimum setback along 16th Street shall be zero feet; except that the existing setbacks to the building facades to be retained shall not be altered or reduced. All new construction must be setback the distance necessary to achieve a 15-foot wide sidewalk.*
- (c) Minimum setback along 15th Street shall be 14 feet; except that the existing setbacks to the building facades to be retained shall not be altered and may encroach on the required 14 feet.*
- (d) Minimum setback along Grove Street: the existing setbacks to the building*

facades to be retained shall not be altered or reduced. All new construction must be setback beyond the front facades of the retained Saint Lucy's Roman Catholic Church Complex.

v. Minimum Interior Lot Line Setbacks:

(a) The minimum setback from an interior lot line for the base of any building shall be zero feet, except as necessary to meet building, fire and safety codes.

(b) The minimum setback from an interior lot line for any building bulk above a height of 60 feet shall be 5 feet in order to provide windows in this sidewall.

i. Area, Yard and Bulk Requirements – Public Benefit Parcel

i. Maximum Height: Eighty-five (85) feet.

ii. Minimum Lot Area: Fifteen thousand (15,000) sq. ft.

iii. Maximum Building Coverage: Eighty (80%) percent.

iv. Minimum Front Yard Setback: (applies to all street frontages): Zero - except all new construction must be setback the distance necessary to achieve a 15-foot wide sidewalk width along all street frontages.

v. Minimum Interior Lot Line Setbacks:

(a) Adjacent to Lot 18 – Zero

(b) Adjacent to Lots 2 & 11- Ten (10) feet.

j. Minimum Parking Requirements

i. Residential: 0.5 per unit.

ii. Office/Retail/Restaurant/Other: 0.5 per 1,000 square feet.

iii. Public Benefit Parcel Uses –

a. Administrative Offices – 0.5 spaces per 1,000 square feet.

b. Transitional & Supportive Housing – Zero

c. Transient Housing for the Homeless – Zero

d. Required parking may be provided on site or on the Saint Lucy's site.

iv. Valet and automated parking systems are permitted.

v. Shared use of parking facilities is permitted and encouraged.

vi. Bicycle Parking shall be provided as per the Jersey City Land Development Ordinance.

k. Building Design Standards – Saint Lucy Parcel

i. The design of the building shall be referred to the Historic Preservation Commission for their review, comment and recommendation to the Jersey City Planning Board.

ii. The new construction shall be of contemporary design so as to clearly delineate between the new building and the portions of the St. Lucy's Roman Catholic Complex to be retained.

iii. All new materials shall be of high quality such as glass, metal, stone, masonry, tile and other similar materials. Materials such as concrete block, EIFS, and other similar materials are prohibited.

l. Building Design Standards – Public Benefit Parcel

i. The building shall be designed to reflect a residential appearance as viewed from the street, and shall be designed to have an attractive, finished appearance when viewed from various vantage points within the Redevelopment Area.

ii. The street wall of the building shall be designed to create a residential scale and

pattern which emphasizes the vertical elements of the building. A long, flat horizontal plane along the street wall is discouraged. This can be accomplished through changes in building materials and colors, the placement of entry doorways, and the window placement, pattern and style.

- iii. Entrances shall be designed to be functional and attractive. Architectural indicators such as awnings, pediments, changes in sidewalk paving patterns shall be used to accentuate entry points to the building.*
- iv. At least three (3) entry doorways shall be located along Grove Street in order to breakup the horizontal street plane of the building.*
- v. The building shall be designed to present a harmonious appearance within the area in terms of architectural style and materials, and shall be encouraged to incorporate elements found in the surrounding neighborhood to the extent practicable and appropriate.*

~~XII. PROCEDURE FOR CHANGES IN APPROVED PLAN~~ PROCEDURES FOR AMENDING THE PLAN:

~~This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of \$1,000 plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this plan.~~

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of law. A fee of \$7,500.00 plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request by a private entity to amend this plan. The City of Jersey City reserves the right to amend this plan.

NO OTHER CHANGES

Jersey City Redevelopment Agency

Jersey Avenue Light Rail Redevelopment Plan

September 2018



Saint Lucy Overlay Zone

- ▶ Neighborhood District density is limited to 50 development units per acre
- ▶ Saint Lucy site is 1.15 acres which would produce 57 units
- ▶ In exchange for increasing the density on Block 7102 to 450 units, the Redeveloper must:
 - Construct a 35,000 sf building (actual size is 47,411)
 - 4 Floors (approximately 38,000 sf) of building will serve as a shelter
 - 1 Floor (approximately 9,750 sf) will serve as 15 units of transitional housing
 - Build 12 moderate income units within the tower

Cost of Shelter and Transitional Housing

Category	Amount
Hard Costs	\$12,246,869
Soft Costs	\$2,257,000
Interest Reserve	\$837,598
Contingency	\$725,193
Total	\$16,066,660
Additional Units:	393 units
Total Cost of Shelter and Transitional Housing:	\$16 million
Cost per Unit:	\$40,712
Affordable Units:	12
Cost per Unit	\$13,995
Total Cost per unit	\$54,707

Total Project Economics

Economic Summary

Units	443
Revenue	\$ 16,025,000
Expenses	\$ 5,037,695
Net Operating Income	\$ 10,987,305
Project Cost	\$ 191,200,418
Yield	5.75%

Total Project Economics of 5.75% is reasonable return profile for a project of this type.

Project Comparison

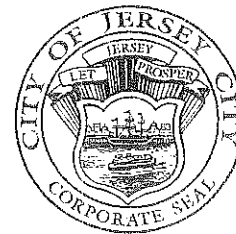
	St Lucy	Enos Jones	Forest City
Units	443	58	432
Revenue	\$16,025,000	\$2,285,036	\$17,500,000
Expenses	5,037,695	834,661	6,231,600
Net Operating Income	\$10,987,305	\$1,450,375	\$11,268,400
Project Cost	\$191,200,418	\$24,993,454	\$233,280,000
Yield	5.75%	5.80%	4.83%

City Clerk File No. Ord. 19-011

Agenda No. 3.C 1st Reading

Agenda No. _____ 2nd Reading & Final Passage

ORDINANCE OF JERSEY CITY, N.J.



COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 19-011

TITLE: ORDINANCE AMENDING CHAPTER 160 (FEES AND CHARGES), SECTION 160-1 (FEE SCHEDULE ESTABLISHED) OF THE JERSEY CITY MUNICIPAL CODE TO REMOVE THE FEE REQUIREMENT FOR PUBLIC DEFENDER APPLICATIONS.

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 160 (Fees and Charges) Section 160-1 (Fee Schedule Established) of the Jersey City Municipal Code is hereby amended as follows:

Section: 160-1 Fee Schedule Established.

Fees shall be as follows:

(A). Chapter 3, Administration of Government, Office of the City Clerk. ...

~~(11)~~ Application fees for representation by Public Defender: \$200.

~~(12 11)~~ The following fees are as provided by Jersey City amendments to the New Jersey Uniform Fire Code ...

~~(13 12)~~ Commercial/industrial registration fees. ...

~~(14 13)~~ Fee chart. ...

~~(15 14)~~ Permits and fees. ...

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed
3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copy of the Jersey City Code.
4. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers, and section numbers in the event that the codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repeals of existing provisions.

NOTE: All new material to be added has been underlined, and all material to be deleted has been ~~struck through~~.

01/31/19

HB/mma

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required ☐

Not Required ☐

ORDINANCE FACT SHEET

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the ordinance.

Full Title of Ordinance/Resolution

**ORDINANCE AMENDING CHAPTER 160 (FEES AND CHARGES),
SECTION 160-1 (FEE SCHEDULE ESTABLISHED) OF THE JERSEY
CITY MUNICIPAL CODE TO REMOVE THE FEE REQUIREMENT
FOR PUBLIC DEFENDER APPLICATIONS.**

Initiator

Department/Division	Administration	
Name/Title	Brian Platt	Business Administrator
Phone/email	201-547-4513	BPlatt@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

The purpose of this ordinance is to eliminate the \$200 fee for Public Defender applications.

I certify that all the facts presented herein are accurate.



Signature of Department Director



Date

City Clerk File No. Ord. 19-012

Agenda No. 3.D 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 19-012

TITLE: ORDINANCE RATIFYING THE EXECUTION AND ACCEPTANCE FROM PARK AVENUE LANDING, LLC OF A DEED OF EASEMENTS FOR ROADWAY PURPOSES AND A TEMPORARY CONSTRUCTION EASEMENT AND THE EXECUTION AND ACCEPTANCE FROM LIBERTY HARBOR HOLDING, LLC OF A DEED OF TEMPORARY CONSTRUCTION EASEMENT IN CONNECTION WITH THE CONSTRUCTION OF A NEW ROADWAY CONNECTING JERSEY AVENUE AND PHILLIP STREET

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, pursuant to a Memorandum of Agreement ("MOA") dated May 7, 2018 between the City of Jersey City ("City") and the New Jersey Turnpike Authority ("NJTA"), the NJTA will be constructing a vehicular bridge over the Morris Canal and a new roadway connecting Jersey Avenue and Phillip Street ("Bridge Project"); and

WHEREAS, in order for the NJTA to proceed with the Bridge Project it was necessary for the City to obtain temporary construction easements from Park Avenue, LLC ("Park Avenue") the owner of Lot 33 in Block 15801 ("Property I") and from Liberty Harbor Holding, LLC ("Liberty Harbor") the owner of Lot 8.01 in Block 15801 ("Property II"); and

WHEREAS, Park Avenue and Liberty Harbor agreed to give the City the temporary construction easements that are needed for the Bridge Project; and

WHEREAS, the Bridge Project also required that the City obtain a permanent easement over Property I for its use as a public street and right-of-way; and

WHEREAS Park Avenue was desirous of dedicating a permanent easement over that portion of the Property I described in Exhibit "A" attached hereto (the "Roadway Easement Area") to the City for use as a public street and right-of-way; and

WHEREAS, the City is authorized pursuant to N.J.S.A. 40:67-1 and N.J.S.A. 40A:12-5 to accept the conveyance and dedication of land and for public purposes.

NOW, THEREFORE BE IT ORDAINED, by the Municipal Council of the City of Jersey City that:

1. A portion of the land that more particularly described as follows:
 - (a) A portion of Block 15801, Lot 33 and more accurately described in Exhibit "A" and shown on Exhibit "B" attached hereto

be and the same is hereby accepted and dedicated as a public street and right-of-way.

2. The Business Administrator's execution of the documents set forth below is ratified:
 - (a) the execution of the Deed of Temporary Construction Easement with Liberty Harbor Holding, LLC;
 - (b) subject to review and approval by the City's Corporation Counsel of a title report provided by Park Avenue Landing, LLC, the execution of the Deed of Easements for Roadway Purposes with Park Avenue Landing, LLC;
 - (c) subject to review and approval by the Municipal Engineer, the acceptance of all easements described in paragraph 3 below; and
 - (d) subject to review and approval by the Corporation Counsel, execute any other documents necessary to accomplish the dedication of the aforementioned lands.
3. This dedication shall be subject to all easements affecting Property I recorded in the Office of the Hudson County Register for the benefit of public or private entities for the purpose of operating and maintaining, inspecting, protecting, repairing, replacing or reconstructing any existing water, sewer or utility lines including cable television wires and poles, together with the right of ingress and egress at all times for such purposes and all other purposes in connection with or in any way relating to an entities use or operation of water, sewer or utility lines.
 - A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
 - B. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
 - C. This ordinance shall take effect in the manner as prescribed by law.
 - D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: all new material is underlined; words in ~~{brackets}~~ are omitted. For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*

RR
2-5-19

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required ☐
Not Required ☐

EXHIBIT A

EXHIBIT B

City Clerk File No. Ord. 19-013

Agenda No. 3. E 1st Reading

Agenda No. _____ 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 19-013

TITLE: AN ORDINANCE OF THE CITY OF JERSEY CITY IN THE COUNTY OF HUDSON, STATE OF NEW JERSEY, AUTHORIZING THE TRANSFER OF CERTAIN CITY-OWNED REAL PROPERTY, IDENTIFIED ON THE TAX MAP OF THE CITY OF JERSEY CITY AS BLOCK 15801, LOTS 34, 70, 73, 77, 78 AND 79.01 TO THE JERSEY CITY REDEVELOPMENT AGENCY

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**") authorizes a municipality to determine whether certain property within the municipality constitutes an "area in need of redevelopment"; and

WHEREAS, in accordance with the criteria set forth in the Redevelopment Law, the City of Jersey City (the "**City**") established an "area in need of redevelopment" commonly known as the Grand Jersey Redevelopment Area (the "**Redevelopment Area**") and on March 24, 1993, by Ordinance 93-029, adopted a redevelopment plan for the area, entitled the Grand Jersey Redevelopment Plan, as subsequently amended and as may be further amended and supplemented from time to time (the "**Redevelopment Plan**"); and

WHEREAS, pursuant to the Redevelopment Law, the Jersey City Redevelopment Agency (the "**Agency**") is an instrumentality of the City with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, pursuant to the Redevelopment Law, on January 23, 2018 the Agency entered into that certain Redevelopment Agreement with Johnston View Owner Urban Renewal LLC ("**Johnston View**") for the redevelopment of a portion of the Redevelopment Area; and

WHEREAS, pursuant to a competitive bid process permitted under the Redevelopment Law, Aetna Monmouth Urban Renewal, LLC ("**Aetna Monmouth**"; together with Johnston View, the "**Redevelopers**") was selected as redeveloper for a portion of the Redevelopment Area; and

WHEREAS, the Redevelopment Area includes, among several parcels, certain property identified as Block 15801, Lots 34, 70, 73, 77, 78 and 79.01 on the official tax map of the City (collectively, the "**Property**"); and

WHEREAS, the Property is currently owned by the City and lies within the legally established boundaries of the Redevelopment Area; and

WHEREAS, the Agency has deemed it necessary to acquire the Property from the City to accomplish the objectives of the Redevelopment Plan; and

WHEREAS, the City may transfer the Property to the Agency pursuant to *N.J.S.A. 40A:12A-39(a), (b) and (f)* for the purpose of aiding and cooperating in the undertaking of redevelopment projects in the Redevelopment Area, including to cause a public park to be furnished in connection with the redevelopment projects in the Redevelopment Area; and

WHEREAS, the City desires to authorize the transfer of the Property to the Agency in order to facilitate the redevelopment of the Redevelopment Area; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-39(e)* and *(f)*, the City may enter into agreements with the Agency and may take other actions as is necessary or convenient to aid and cooperate in the planning, undertaking and construction of redevelopment projects.

NOW, THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY, as follows:

Section 1. The foregoing recitals are incorporated herein as though fully set forth at length. The City Clerk shall have this Ordinance codified and incorporated in the official copies of the Jersey City Code.

Section 2. Pursuant to the Redevelopment Law and the Redevelopment Plan, the Agency is the "redevelopment entity" for the Property. The City shall transfer the Property to the Agency as described in this Ordinance.

Section 3. Pursuant to *N.J.S.A. 40A:12A-39(a)*, *(b)* and *(f)*, the transfer of Property known as Block 15801, Lots 34, 70, 73, 77, 78 and 79.01 on the tax map of the City of Jersey City to the Jersey City Redevelopment Agency is hereby authorized for the purpose of implementing the Grand Jersey Redevelopment Plan.

Section 4. The Mayor, Business Administrator and/or other necessary City officials and representatives are authorized to carry out all actions reasonably necessary to execute and deliver the Deed and convey the aforesaid Property to the Agency, and all actions reasonably necessary to effectuate the purpose of this Ordinance.

Section 5. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

Section 6. All Ordinances and part of Ordinances inconsistent herewith are hereby repealed.

Section 7. The City Clerk and the Corporation Counsel are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of the Ordinance reveals that there is a conflict between those numbers and the existing code in order to avoid confusion and possible accidental repealers of existing provisions.

Section 8. A copy of this Ordinance shall be available for public inspection at the offices of the City Clerk.

Section 9. This Ordinance shall take effect as required by law.

- B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- C. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- D. This ordinance shall take effect at the time and in the manner as provided by law.
- E. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict accidental repealers of existing provisions.

Note: All new material is underlined; words in [brackets] are omitted. For purposes of advertising only, new matter is **boldface** and repealed matter by *italics*.

2/5/2019

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required ☐

Not Required ☐

ORDINANCE FACT SHEET –

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the ordinance.

Full Title of Ordinance/Resolution

AN ORDINANCE OF THE CITY OF JERSEY CITY IN THE COUNTY OF HUDSON, STATE OF NEW JERSEY, AUTHORIZING THE TRANSFER OF CERTAIN CITY-OWNED REAL PROPERTY, IDENTIFIED ON THE TAX MAP OF THE CITY OF JERSEY CITY AS BLOCK 15801, LOTS 34, 70, 73, 77, 78 AND 79.01 TO THE JERSEY CITY REDEVELOPMENT AGENCY

Initiator


Department/Division	Business Administration	
Name/Title	Brian Platt	Business Administrator
Phone/email	201-547-4513	BPlatt@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

This purpose of this Ordinance is to transfer the tax lots identified in the title to the Redevelopment Agency for the purpose of the Grand Jersey Redevelopment Plan.

I certify that all the facts presented herein are accurate.



Signature of Department Director

February 5, 2019

Date

[illegible]

LEGEND

100% = 100% of the total
50% = 50% of the total
25% = 25% of the total
12.5% = 12.5% of the total
6.25% = 6.25% of the total
3.125% = 3.125% of the total
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**THE JERSEY CITY
REDEVELOPMENT AGENCY**
66 YORK STREET, 2ND FLOOR
JERSEY CITY, NJ 07302

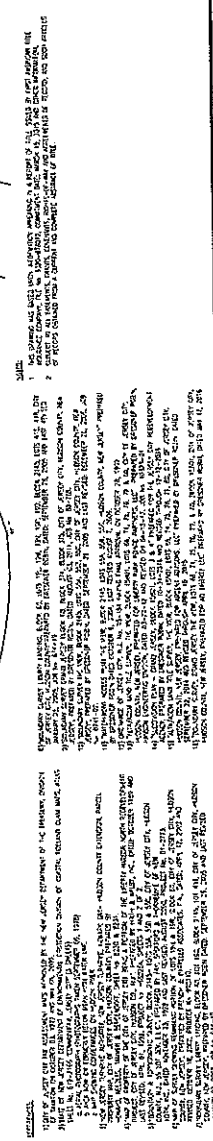
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JOSEPH MELE
PROFESSIONAL LIABILITY & LABOR CONTRACTS
INSURANCE BROKER ASSOCIATION

**GRAND JERSEY
REDEVELOPMENT AREA**

TAX BLOCK 1201

GRAND JERSEY REDEVELOPMENT AREA
CITY OF HOBOKEN
HUDSON COUNTY, NEW JERSEY

42 20 0 42

[illegible][illegible]

CRESCENT PARK

GRAND JERSEY REDEVELOPMENT AREA
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY

OWNER/APPLICANT

JOHNSTON VIEW, LLC
334 18TH AVENUE, 3RD FLOOR
NEW YORK, NY 10011

CONSULTANTS

STUDIO V ARCHITECTURE, PLLC
44 E 13TH ST
NEW YORK, NY 10014
(212) 779-2288

CIVIL ENGINEER

DREWSEN ROSEN
100 WEST 11TH AVE, SUITE 101
JERSEY CITY, NJ 07310
(201) 317-8500

LANDSCAPE ARCHITECT

PROFESSOR VIVIAN KENNEDY ASSOCIATES
PNC LANDSCAPE ARCHITECTS, PC
16 COURT ST, 11TH FLOOR
BROOKLYN, NY 11211
(718) 249-2041

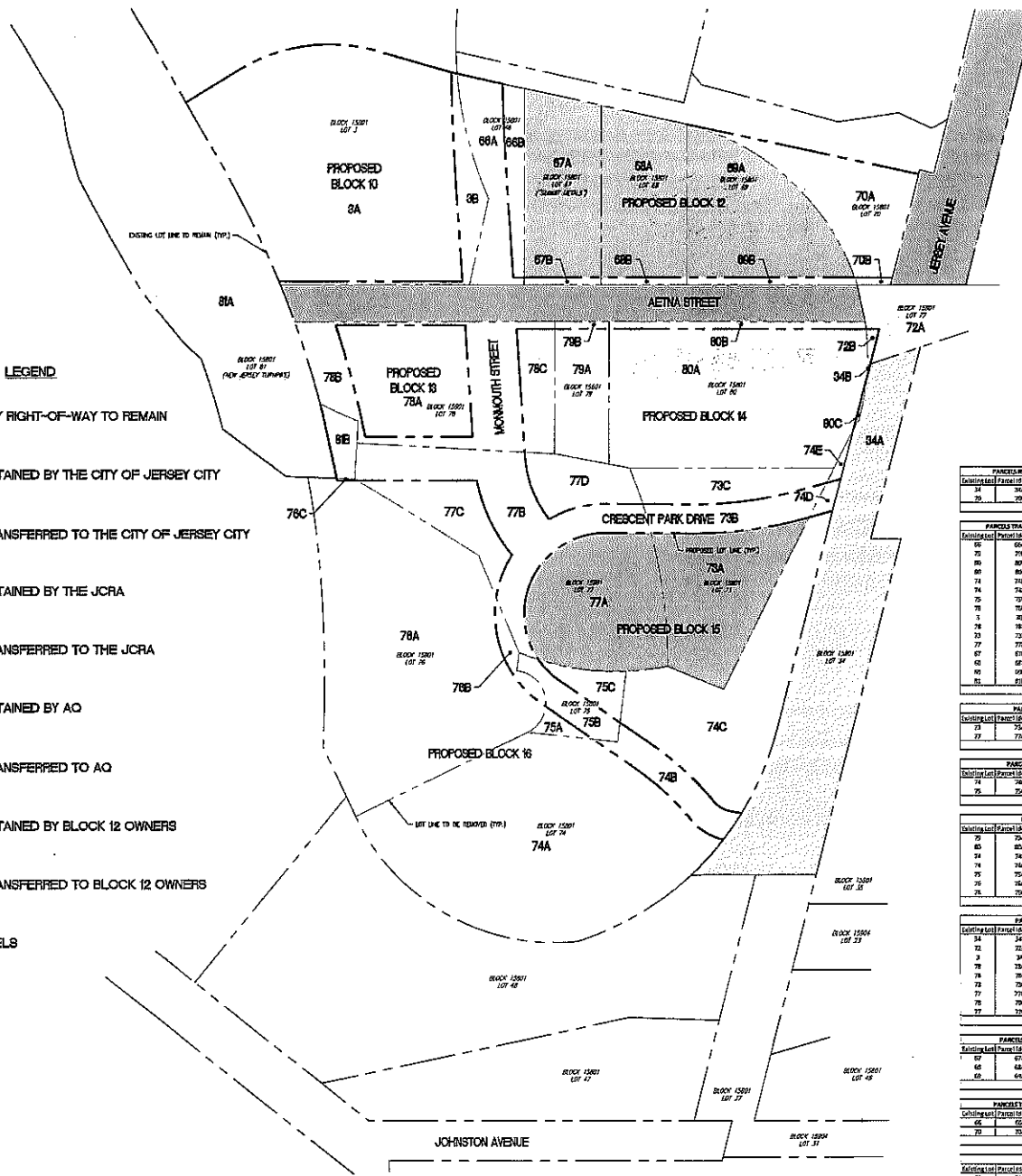
TRAFFIC ENGINEER

SEAN SCHWARTZ ENGINEERING
25 MONTGOMERY ST
JERSEY CITY, NJ 07310
(201) 424-1829

GEOTECHNICAL ENGINEER

MUSSEN RUTLEDGE CONSULTING ENGINEERS
14 FORD PLAZA, 8TH FLOOR
NEW YORK, NY 10014
(212) 328-9000

- LEGEND**
- EXISTING CITY RIGHT-OF-WAY TO REMAIN
 - PARCELS RETAINED BY THE CITY OF JERSEY CITY
 - PARCELS TRANSFERRED TO THE CITY OF JERSEY CITY
 - PARCELS RETAINED BY THE JCRA
 - PARCELS TRANSFERRED TO THE JCRA
 - PARCELS RETAINED BY AO
 - PARCELS TRANSFERRED TO AO
 - PARCELS RETAINED BY BLOCK 12 OWNERS
 - PARCELS TRANSFERRED TO BLOCK 12 OWNERS
 - OTHER PARCELS



PARCELS RETAINED BY THE CITY OF JERSEY CITY				
Parcel ID	Parcel Description	Current Owner	Area (SF)	Area (Ac)
34	80A	City of Jersey City	95,230	2.18
70	70B	City of Jersey City	461	0.01
Subtotal			95,691	2.19

PARCELS TRANSFERRED TO THE CITY OF JERSEY CITY				
Parcel ID	Parcel Description	Current Owner	Area (SF)	Area (Ac)
66	66A	AO	13,789	0.31
70	70B	AO	750	0.02
80	80B	AO	3,004	0.07
80	80C	AO	705	0.02
74	74D	AO	5,001	0.11
74	74E	AO	4,332	0.10
75	75D	AO	5,572	0.13
75	75E	AO	2,454	0.06
5	5A	AO	8,233	0.19
78	78A	AO	12,675	0.29
78	78B	AO	9,468	0.22
77	77B	AO	24,157	0.55
67	67B	AO	1,159	0.03
62	62B	AO	1,181	0.03
62	62C	AO	2,313	0.05
62	62D	AO	3,261	0.08
Subtotal			114,383	2.62

PARCELS TRANSFERRED BY THE JCRA				
Parcel ID	Parcel Description	Current Owner	Area (SF)	Area (Ac)
77	77A	AO	28,000	0.64
77	77B	AO	11,481	0.26
Subtotal			39,481	0.90

PARCELS TRANSFERRED TO THE JCRA				
Parcel ID	Parcel Description	Current Owner	Area (SF)	Area (Ac)
75	75C	AO	4,303	0.10
Subtotal			4,303	0.10

PARCELS RETAINED BY AO				
Parcel ID	Parcel Description	Current Owner	Area (SF)	Area (Ac)
79	79A	AO	13,343	0.31
80	80A	AO	8,467	0.19
74	74E	AO	817	0.02
74	74B	AO	72,448	1.65
75	75A	AO	1,543	0.04
75	75B	AO	13,034	0.30
75	75C	AO	71	0.00
Subtotal			106,566	2.42

PARCELS TRANSFERRED TO AO				
Parcel ID	Parcel Description	Current Owner	Area (SF)	Area (Ac)
34	34B	City of Jersey City	31	0.00
72	72B	Peter Moos/DJN	491	0.01
73	73A	AO	94,632	2.16
78	78B	AO	24,506	0.56
78	78C	AO	7,880	0.18
78	78D	AO	12,284	0.28
77	77D	AO	9,713	0.22
77	77C	AO	7,800	0.18
77	77E	AO	17,492	0.40
Subtotal			157,219	3.54

PARCELS RETAINED BY BLOCK 12 OWNERS				
Parcel ID	Parcel Description	Current Owner	Area (SF)	Area (Ac)
67	67A	"Tennis Meadow"	26,147	0.60
68	68A	"Auto Washers"	74,030	1.69
69	69A	"Auto Washers"	21,845	0.50
Subtotal			122,022	2.79

PARCELS TRANSFERRED TO BLOCK 12 OWNERS				
Parcel ID	Parcel Description	Current Owner	Area (SF)	Area (Ac)
66	66D	AO	6,039	0.14
70	70A	City of Jersey City	28,077	0.64
Subtotal			34,116	0.78

OTHER PARCELS				
Parcel ID	Parcel Description	Current Owner	Area (SF)	Area (Ac)
81	81A	No Through	15,712	0.36
72	72A	Peter Moos/DJN	1	0.00

Notes

1. See Jersey Ave "Tennis Meadow"

2. New ROW - Aetna St widening

3. New ROW - Crescent Park Drive

4. New ROW - Monmouth St

5. New ROW - Aetna St widening

6. New ROW - Crescent Park Drive

7. New ROW - Monmouth St

8. New ROW - Aetna St widening

9. New ROW - Crescent Park Drive

10. New ROW - Monmouth St

11. New ROW - Aetna St widening

12. New ROW - Crescent Park Drive

13. New ROW - Monmouth St

14. New ROW - Aetna St widening

15. New ROW - Crescent Park Drive

16. New ROW - Monmouth St

17. New ROW - Aetna St widening

18. New ROW - Crescent Park Drive

19. New ROW - Monmouth St

20. New ROW - Aetna St widening

21. New ROW - Crescent Park Drive

22. New ROW - Monmouth St

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144. New ROW - Crescent Park Drive

145. New ROW - Monmouth St

146. New ROW - Aetna St widening

147. New ROW - Crescent Park Drive

148. New ROW - Monmouth St

149. New ROW -